

**AGENDA**  
**REGULAR MEETING – VIDEO CONFERENCE**  
**AGOURA HILLS PLANNING COMMISSION**  
**Civic Center – Council Chambers**  
**30001 Ladyface Court, Agoura Hills, California 91301**  
**Thursday, July 21, 2022**  
**6:30 p.m.**

Please Click the Link Below to Join the Zoom Meeting:

<https://us02web.zoom.us/j/89722194830>

or

Go to [Zoom.us](https://zoom.us) and Enter Meeting ID: 897 2219 4830

**NOTE:** *The Agoura Hills Planning Commission and City staff will be participating in this meeting in-person in the Council Chambers and via remote video conferencing (Zoom). Members of the public also have the opportunity to participate in-person in the Council Chambers (attendees will be required to follow the current State and County public health guidelines) or electronically via Zoom. Refer to “Public Participation” below.*

**WATCH THE MEETING (IN-PERSON, VIDEO CONFERENCE, OR ARCHIVED):**

*This meeting is being conducted in-person in the Council Chambers and by utilizing video conferencing and electronic means consistent with AB 361, regarding the COVID-19 pandemic. To attend the meeting in-person, Council Chambers doors will open to the public at 6:00 p.m. and attendees will be required to follow current State and County public health guidelines. To access the live meeting remotely from a PC, Mac, iPad, or Android device, use the Zoom meeting information above. The meeting may be viewed live online beginning at 6:30 p.m. When attendees join the live Zoom meeting, they are automatically muted and only have the options to view and listen to the live meeting. To watch the live stream or archive of this meeting on YouTube, enter “Agoura Hills Planning Commission” and click on the date of the meeting. To watch the live stream or archive of this meeting on the City’s website, go to [agourahillscity.org](https://agourahillscity.org) and click on the “Watch Meetings Online” button.*

**PUBLIC PARTICIPATION (PUBLIC COMMENT)**

**Option A: To provide public comment in-person in the Council Chambers**

*Members of the public have the opportunity to attend the meeting in-person in the Council Chambers and speak or submit a written comment on any item listed on the Agenda. If you wish to speak, complete a Speaker’s Card for each item and submit to the City Clerk prior to the public comment portion of the item. Public testimony is limited to three (3) minutes per speaker; a speaker’s time may not be transferred to another speaker. Written public comments submitted at the meeting are not read aloud by the City Clerk. **Any in-person attendees in the Council Chambers will be required to follow the current State and County public health guidelines.** Please silence all cell phones and other electronic devices during the meeting.*

**Option B: To provide public comment by video conference (Zoom)**

**1. If attending the meeting virtually (Zoom), submit written public comments prior to the meeting**  
*The public has an opportunity to submit written public comments by email; any comments submitted via text or social media will not be accepted. To ensure the Planning Commission has the opportunity to review and/or consider information prior to the live meeting, **please identify the Agenda item number in the email subject line and submit your written public comments by email to [comments@agourahillscity.org](mailto:comments@agourahillscity.org) by 4:00 p.m. on the meeting date.** Public comments provided via email will be distributed to the Planning Commission prior to the Planning Commission meeting and posted on the City’s website. Public comments are not read into the record. Please note: any public comments received after 4:00 p.m. on the meeting day will not be considered as part of the Planning Commission’s deliberations nor entered into the official record. However, the public may participate by providing live public comment at the meeting via Zoom (see below).*

**2. If attending the meeting virtually, live public comments may be received via Zoom (audio only)**  
*During the meeting, there will be an opportunity for the public to speak. Public testimony is limited to three (3) minutes per speaker; a speaker’s time may not be transferred to another speaker. **To provide public comment live at the meeting, access the meeting remotely via Zoom (see link above). To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar.** Speaker must be present when called to speak; staff will announce the speaker’s name, as listed on Zoom, and unmute the microphone to speak (audio only). Prior to speaking, state first and last name and provide city of residence for the record. The microphone will be muted by staff when three (3) minutes have expired.*

## **CALL TO ORDER**

## **PLEDGE OF ALLEGIANCE**

## **ROLL CALL**

Chair Jeremy Wolf  
Vice Chair Penny Sylvester  
Commissioner John R. Asuncion  
Commissioner David Horenstein  
Commissioner Murtaza Mogri

## **APPROVAL OF AGENDA**

## **PUBLIC COMMENTS**

*(This section is reserved for persons wishing to address items not listed on the Agenda that are under the subject matter jurisdiction of the Planning Commission. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)*

## **CONSENT CALENDAR**

*(Items on the Consent Calendar may be approved by a single motion and vote. Unless pulled by the Planning Commission, there will be no separate discussion of these items. This section is reserved for persons wishing to address items on the Consent Calendar. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category.)*

1. Approve Minutes of the March 3, 2022, Regular Planning Commission Meeting

STAFF REFERENCE: CITY CLERK/RECORDING SECRETARY RODRIGUES

## **PUBLIC HEARING**

*(Both the Applicant or the Appellant, should they be different parties, will be given 15 minutes to present their positions to the Planning Commission and five (5) minutes each for rebuttal time. All other public testimony is limited to three (3) minutes. Please refer to "Public Participation" above for full details on how to submit written public comments or speak under this category. After the rebuttal, the Chair will close the Public Hearing and the Planning Commission will deliberate the matter. Except in rare instances where a Commissioner might have a question of someone in the audience, this discussion is only among the Commissioners and City Staff. No further public comments are permitted.)*

2. REQUEST:

Adopt Resolution Recommending that the City Council:

- 1) Approve a Resolution Adopting Environmental Findings Pursuant to the California Environmental Quality Act, Certifying the Subsequent Environmental Impact Report for the General Plan Update, Associated Zone Changes and Map Amendments, Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments, and Agoura Hills Municipal Code Amendments, Adopting a Statement of Overriding Considerations, and Adopting a Mitigation Monitoring and Reporting Program.

**PUBLIC HEARING, continued** -

- 2) Adopt a Resolution Adopting the General Plan Update, Case Number GPA-2022-0003, Including the Amendments to the Following Elements of the General Plan:
  - a) 2021 – 2029 Housing Element;
  - b) Community Conservation and Development Element;
  - c) Community Safety Element;
  - d) Infrastructure And Community Services Element; and
  - e) Natural Resources Element;
  - f) Amend the General Plan Land Use Diagram (Figure LU-2) to Graphically Depict the General Plan Designations for the Following Housing Sites Inventory Sites:
    - i. AIN: 2053-001-004 – (Site D) from Business Park-Office Retail (BP-OR) to Residential Medium Density (RM);
    - ii. AINS: 2055-005-903 – 904 – (Site F) from Residential Low Density (RL) to RM;
    - iii. AINS: 2061-013-001 – 005, 2061-013-024 – 025, and 2061-013-040 – (Site H) from BP-OR to RM;
    - iv. AINS: 2061-010-006, 2061-010-008, and 2061-010-015 – 017 – (Site L) from Commercial Retail Service (CRS) to RM;
    - v. AIN: 2061-004-049 – (Site N) from Planned Office Manufacturing (POM) to RM;
    - vi. AIN: 2051-006-141 – (Site P) from Commercial Services - Mixed Use (CS-MU) with Open Space-Restricted (OS-R) to CS-MU;
    - vii. AINS 2061-009-075 – 076 – (SITE R) FROM CRS TO RM;
    - viii. AINS: 2061-029-001 and 2061-028-005 – 006 – (Site S) from BP-OR to RM; and
    - ix. AIN: 2061-004-022 – (Site T) from POM to RM.
  
- 3) Adopt an Ordinance Amending the Agoura Hills Municipal Code, Case Number ZOA-2022-0003, to Incorporate Land Use and Zoning Regulations as Follows:
  - a) Establish and Implement the Affordable Housing (AH) Overlay District, Including Establishing a Ministerial Process for Approval of Qualifying Affordable Housing Projects;
  - b) Adopt Objective Design and Development Standards, Case Number ZOA-2022-0005;
  - c) Amend the RM Zoning District to Permit Increased Density;
  - d) Amend the RH Zoning District to Permit Increased Density;
  - e) Amend the CS-MU Zoning District to Permit Increased Density;
  - f) Amend the Zoning Map to Graphically Depict the AH Overlay District and Graphically Depict the Zone Changes for the Following Housing Element Sites Inventory Sites:
    - i. AIN: 2061-031-020 – (Site A) from Planned Development (PD) to Planned Development with Affordable Housing (AH) Overlay District;
    - ii. AINS: 2061-032-021 and -022 – (Site B) from PD to PD with AH Overlay District;

**PUBLIC HEARING, *continued* -**

- iii. AINS: 2061-029-005 and -006 – (Site C) from PD to PD with AH Overlay District;
  - iv. AIN: 2053-001-004 – (Site D) from Business Park-Office Retail with Freeway Corridor Overlay (BP-OR-FC) to RM Density with AH Overlay District;
  - v. AIN: 2061-006-056 – (Site E) from PD to PD with AH Overlay District;
  - vi. AINS: 2055-005-904 and 2055-005-903 – (Site F) from RL – 20,000 with Old Agoura Overlay and Equestrian Overlay to RM with AH Overlay District;
  - vii. AIN: 2061-006-044 – (Site G) from PD to PD with AH Overlay District;
  - viii. AINS: 2061-013-024 – 025, 2061-013-001 – 005, 2061-013-036, and 2061-013-039 – 040 – (Site H) from BP-OR with FC Overlay to RM with AH Overlay District;
  - ix. AINS: 2061-029-003 – 004 – (Site I) from PD to PD with AH Overlay District;
  - x. AINS: 2061-006-042 and 2061-006-048 – (Site J) from PD to PD with AH Overlay District;
  - xi. AINS: 2061-007-041, 2061-007-051 – 052, and 2061-007-054 – 055 (Site K) from PD to PD with AH Overlay District;
  - xii. AINS: 2061-010-015 – 017, 2061-010-006 – 008 – (Site L) from CRS with FC and OA Overlay to RM with AH Overlay District;
  - xiii. AIN: 2061-033-015 – (Site M) from PD to PD with AH Overlay District;
  - xiv. AIN: 2061-004-049 – (Site N) from POM with FC Overlay to RM with AH Overlay District;
  - xv. AINS: 2053-007-024 – 028 and 2053-007-030 – (Site O) from CS-MU to CS-MU with AH Overlay District;
  - xvi. AIN: 2051-006-141 – (Site P) from CS-MU with OS-R and Drainage (D) Overlay to CS-MU with OS-R and D Overlay and with AH Overlay District;
  - xvii. AIN: 2051-005-002 – (Site Q) from CS-MU to CS-MU with AH Overlay District;
  - xviii. AINS: 2061-009-075 – 076 – (Site R) from CRS with FC and OA Overlay to RM with AH Overlay District;
  - xix. AINS: 2061-029-001, 2061-028-005 – 006 – (Site S) from BP-OR to RM with AH Overlay District; and
  - xx. AIN: 2061-004-022 – (Site T) from POM with Mixed-Use District (MXD) and FC Overlay to RM with AH Overlay District.
- 4) Adopt an Ordinance Amending the Ladyface Mountain Specific Plan, Case Number SPA-2022-0003, to Permit Residential Zoning for the Site Listed on the Housing Sites Inventory (AIN: 2061-033-015 – Site M on the Housing Sites Inventory).

**PUBLIC HEARING, continued -**

- 5) Adopt an Ordinance Amending the Agoura Village Specific Plan, Case Number SPA-2022-0002 to Permit Residential Zoning for Sites Listed on the Housing Sites Inventory that do not have Residential Zoning (AIN: 2061-006-044 – Site G, AIN: 2061-006-042 – Site J, and AIN: 2061-007-041 – Site K).

APPLICANT: City of Agoura Hills

CASE NOS.: GPA-2022-0003, SPA-2022-002 (AVSP), SPA-2022-003 (LMSP), ZONE-2022-0003, ZOA-2022-0003 & ZOA-2022-0005 (ODS)

LOCATION: Citywide

ENVIRONMENTAL DETERMINATION: Subsequent Program Environmental Impact Report pursuant to CEQA and per Section 15162 of the CEQA Guidelines

**RECOMMENDATION:** Staff recommends the Planning Commission approve a resolution, recommending the City Council adopt environmental findings pursuant to the California Environmental Quality Act, certify the Subsequent Environmental Impact Report for the General Plan Update, adopting a statement of overriding considerations and a mitigation monitoring and reporting program, and adopt the General Plan Update (including the Housing Element), Agoura Village Specific Plan Amendments, Ladyface Mountain Specific Plan Amendments, Agoura Hills Municipal Code Amendments, and the General Plan Map and Zoning Map amendments.

**PLANNING COMMISSION / STAFF COMMENTS**

**ADJOURNMENT**

The next Regular Meeting of the Planning Commission is scheduled for August 4, 2022, at 6:30 p.m., in the Council Chambers of the Civic Center. It is anticipated that members of the public will have the opportunity to participate in-person in the Council Chambers or by remote video conferencing (Zoom).

*In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, notify the City Clerk's Office, at (818) 597-7303, at least 48 hours prior to the meeting.*

*Copies of reports or other written documentation relating to each item of business described above are posted to the City's website at [agourahillscity.org](http://agourahillscity.org) and are on file in the Planning Division of the Community Development Department, Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills, California.*

*The telecast of the July 21, 2022, Regular Planning Commission Meeting will be shown on Channel 10 for Time Warner Cable subscribers, Channel 3 for Charter subscribers, and Channel 99 for AT&T U-Verse subscribers, at a later date, and run daily until the next regularly scheduled Planning Commission meeting. The broadcast schedule is as follows: Sa-10am; Su-3pm; M-7pm; T-10am; W-3pm; Th-10am; and F-7pm.*